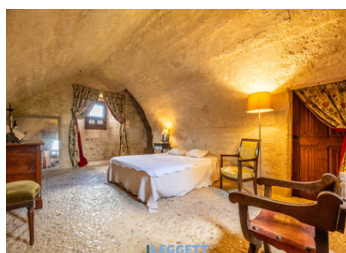


Superb XIV-XVI dwelling, fully restored. 4/5 bedrooms. Outbuildings and cellar. Garden. Summer house.



INFORMATION

Town:	Coulgens
Department:	Charente
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	5618 m2



IN BRIEF

An exceptional property that has stood the test of time.

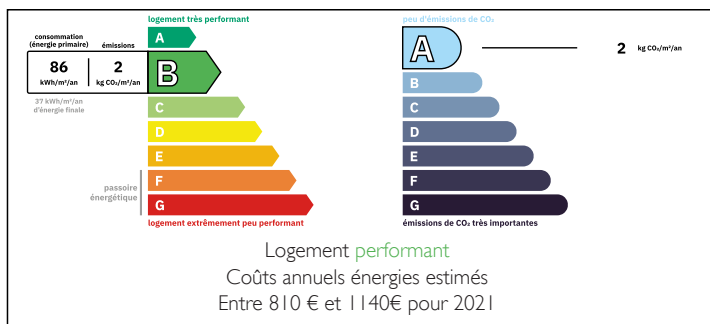
This 14th and 16th century dwelling has all the cachet and charm of homes with a soul and a history. Entirely renovated by its current owners, it is now a superb family home with elegant, warm comfort.

The materials used have been chosen with care and taste: travertine floors, solid oak flooring and staircase, superb fitted kitchen opening onto the living room with a glass roof, underfloor heating.

The property has preserved some of its historic features, such as its "demoiselle" heart-shaped floors, vaulted rooms, stone stairway, loopholes and stained glass windows, cisterns, wells and medieval cellars (listed building).

The 150 m² (1,615 sq ft) dwelling with its 3/4 bedrooms, its adjoining tower (2 bedrooms possible) and the small summer house make it a unique place to receive family and friends...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This property comprises :

*A fully restored LODGE (XIII) with ;

Ground floor:

- Living room / Dining room / Entrance: 46 m² with open fireplace
- Fitted and equipped kitchen: 20 m².
- Storeroom: 3.7 m²
- Utility room: 4.4 m²
- WC

First floor:

- Landing: 14 m² (14 sq ft)
- Bedroom 1: 12.4 m²
- Bedroom 2: 12.7 m²
- Bedroom 3: 13.6 m²
- Study or Bedroom 4: 12 m² (12 sq ft)
- Bathroom: 4, 36 m²
- Shower room with WC: 4.7 m².

*A communicating TOWER (15th century listed building) (access from the first floor of the dwelling via a restored footbridge or via the garden) with ;

First floor:

- A bedroom (XIIIth century vault): 28 m², floor made of "coeur de demoiselles".

On the second floor (accessed via the 15th century spiral stairway) :

- former seigneurial room: 30 m² (323 sq ft)

Third floor:

- room under the roof: palm tree vault: 30 m² (323 sq ft)

The tower has no fixed heating system

*A small summer house on one level with ;

- A single room with summer kitchen, sleeping area and storage space: 14 m².
- a shower room with WC: 3.4 m².

The small house has no fixed heating system

*Open barn (45 m²) giving access to a cellar/vaulted room.

*STORE ROOM: 15 m².

LOCAL TAXES

Taxe foncière: 1985 EUR

Taxe habitation: EUR

NOTES